



# CARVERS

SALES & LETTINGS

Edgecombe Grove

Darlington, DL3 9DW

Offers in the region of £250,000

House - Detached



Occupying a pleasant position on a cul de sac within the popular Mowden area of Darlington close to reputable schools for all age groups, this is a well presented, detached home offering good sized accommodation and situated on a pleasant plot with a West Facing rear garden.

In brief the property comprises on the ground floor; entrance hallway, cloakroom/w.c., good sized lounge, dining room, study and a kitchen fitted with a range of floor and wall units. To the first floor there are three bedrooms, two doubles and a single, a bathroom with a shower, and a separate w.c. Externally there are lawned gardens to the front and to the rear of the house with the West Facing rear having a patio area. There is also a garage and a driveway for car parking.



- Detached home on a cul de sac in Mowden
- Three bedrooms two doubles and a single
- West facing rear garden with patio
- Well-proportioned accommodation
- Lounge dining room study kitchen and w.c.
- Garage and driveway

#### GENERAL INFORMATION:

Tenure: Freehold

Services: gas central heating, mains electric, water and drainage.

Double glazing

Local Authority: Darlington Borough Council (Tax Banding D)

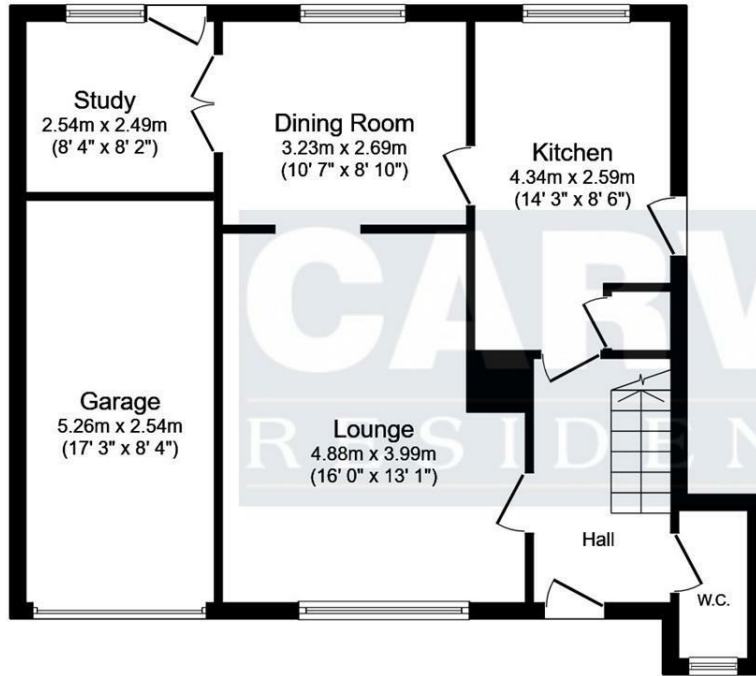
#### Buyers Identification Checks

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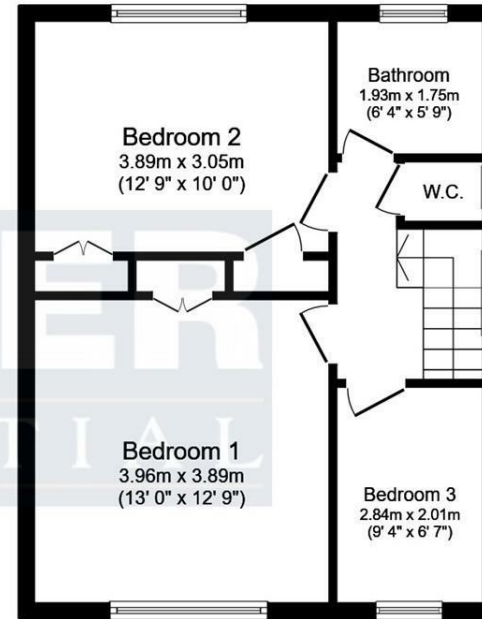
#### Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory, garage)

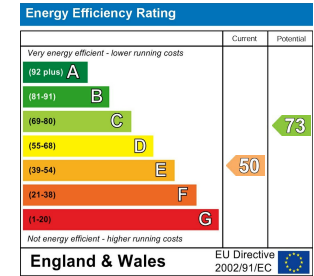




Ground Floor



First Floor



Property size taken from EPC sq ft

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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